

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

**Western District of Texas**Case number (if known): \_\_\_\_\_ Chapter **11**☐ Check if this is an amended filing**Official Form 201****Voluntary Petition for Non-Individuals Filing for Bankruptcy**

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1.	<b>Debtor's name</b>	<b>WC 6th and Rio Grande, LP</b>	
<hr/>			
2.	<b>All other names debtor used in the last 8 years</b>		
	Include any assumed names, trade names, and <i>doing business as</i> names		
		<hr/>	
		<hr/>	
		<hr/>	
		<hr/>	
<hr/>			
3.	<b>Debtor's federal Employer Identification Number (EIN)</b>	<b>4 5 - 2 7 3 3 7 9 9</b>	
		<hr/>	
<hr/>			
4.	<b>Debtor's address</b>	<b>Principal place of business</b>	<b>Mailing address, if different from principal place of business</b>
		<b>814 Lavaca St.</b>	
		Number      Street	Number      Street
		<b>Austin</b>	<b>TX 78701</b>
		City                      State      Zip Code	City                      State      Zip Code
		<b>Location of principal assets, if different from principal place of business</b>	
		<b>TRAVIS</b>	<b>610 Rio Grande St.</b>
		County	Number                      Street
			<b>Austin</b>
			<b>TX 78701</b>
			City                      State      Zip Code
<hr/>			
5.	<b>Debtor's website (URL)</b>		
		<hr/>	

Debtor WC 6th and Rio Grande, LP Case number (if known) \_\_\_\_\_  
 Name

## 6. Type of debtor

- ☐ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) Partnership (excluding LLP)
- ☒ Other. Specify: Limited Partnership

## 7. Describe debtor's business:

## A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

## B. Check all that apply:

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.5311

## 8. Under which chapter of the Bankruptcy Code is the debtor filing?

## Check one:

- ☐ Chapter 7
- ☐ Chapter 9
- ☒ Chapter 11. Check all that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

- ☐ Chapter 12

Debtor WC 6th and Rio Grande, LP Case number (if known) \_\_\_\_\_  
 Name

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years? ☐ No

☒ Yes. District Western District of Texas When 5/4/2021 Case number 21-10359  
 If more than 2 cases, attach a separate list. MM/DD/YYYY

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
 MM/DD/YYYY

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor? ☐ No

☒ Yes. Debtor WC Paradise Cove Marina, LP Relationship Affiliate  
 List all cases. If more than 1, attach a separate list. District Western District of Texas When 9/4/2023  
 MM/DD/YYYY

Case number, if known 23-10731

11. Why is the case filed in this district? Check all that apply:

☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention? ☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
 What is the hazard? \_\_\_\_\_

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other \_\_\_\_\_

**Where is the property?** \_\_\_\_\_

Number

Street

City

State

ZIP Code

**Is the property insured?**

☒ No

☐ Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

Debtor WC 6th and Rio Grande, LP Case number (if known) \_\_\_\_\_  
 Name

### Statistical and administrative information

**13. Debtor's estimation of available funds**

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.  
☐ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

**14. Estimated number of creditors**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000   | <input type="checkbox"/> 25,001-50,000     |
| <input type="checkbox"/> 50-99           | <input type="checkbox"/> 5,001-10,000  | <input type="checkbox"/> 50,001-100,000    |
| <input type="checkbox"/> 100-199         | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999         |  |  |

**15. Estimated assets**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> \$0-\$50,000          | <input type="checkbox"/> \$1,000,001-\$10 million             | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000    | <input checked="" type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000   | <input type="checkbox"/> \$50,000,001-\$100 million           | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million          | <input type="checkbox"/> More than \$50 billion        |

**16. Estimated liabilities**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000          | <input checked="" type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000    | <input type="checkbox"/> \$10,000,001-\$50 million           | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000   | <input type="checkbox"/> \$50,000,001-\$100 million          | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million         | <input type="checkbox"/> More than \$50 billion        |

### Request for Relief, Declaration, and Signatures

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature of authorized representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 12/4/2023  
 MM / DD / YYYY

X /s/Natin Paul  
 Signature of authorized representative of debtor

Natin Paul  
 Printed name

Title Authorized Signatory

Debtor **WC 6th and Rio Grande, LP** Case number (if known) \_\_\_\_\_  
 Name

## 18. Signature of attorney

**x /s/ Ron Satija** \_\_\_\_\_  
 Signature of attorney for debtor

Date **12/4/2023** \_\_\_\_\_  
 MM / DD / YYYY

**Ron Satija** \_\_\_\_\_

Printed name

**Hayward PLLC** \_\_\_\_\_

Firm name

**7600 Burnet Road, Suite 530** \_\_\_\_\_

Number Street

**Austin** \_\_\_\_\_

City

**TX** \_\_\_\_\_

State

**78757** \_\_\_\_\_

ZIP Code

**(737) 881-7100** \_\_\_\_\_

Contact Phone

**rsatija@haywardfirm.com** \_\_\_\_\_

Email address

**24039158** \_\_\_\_\_

Bar number

**Texas** \_\_\_\_\_

State

**United States Bankruptcy Court**

**Western District of Texas**

In re **WC 6th and Rio Grande, LP**

Debtor(s)

Case No. \_\_\_\_\_

Chapter **11**

**VERIFICATION OF CREDITOR MATRIX**

The above-named Debtor(s) hereby verify that the attached list of creditors is true and correct to the best of their knowledge.

Date: **12/4/2023**

**/s/ Natin Paul**

**Natin Paul**

Signature of Debtor

**COMM 2013- CR13 WEST 6TH STREET, LLC**  
**c/o LNR Partners, LLC**  
**1601 Washington Avenue, Suite 700**  
**Miami Beach, FL 33139**

**McDermott Will & Emery LLP**  
**2501 North Harwood Street, Suite 1900**  
**Dallas, TX 75201**

**United States Trustee**  
**903 San Jacinto Blvd., Room 230**  
**Austin, TX 78701**